142.0	0001	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	773,900 / 773,900
					USE VALUE:	773,900 / 773,900
					ASSESSED:	773,900 / 773,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
226		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIRCHNER JAMES F & JOHN M/ TRS	
Owner 2:	KIRCHNER FAMILY IRREVOCABLE TR	
Owner 3:		
Street 1:	226 GRAY ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	KIRCHNER WILLIAM P -RITA B -
Owner 2:	-
Street 1:	226 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,350 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1734 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5350.000	309,500		464,400	773,900
Total Card	0.123	309,500		464,400	773,900
Total Parcel	0.123	309,500		464,400	773,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.31 | /Parcel: 446.3

Legal Description

User Acct 91331

GIS Ref

GIS Ref

Insp Date 03/18/09

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID 142.0-0001-0019.0

!10962!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	309,500	0	5,350.	464,400	773,900	773,900	Year End Roll	12/18/2019
2019	101	FV	244,100	0	5,350.	435,400	679,500	679,500	Year End Roll	1/3/2019
2018	101	FV	244,100	0	5,350.	359,900	604,000	604,000	Year End Roll	12/20/2017
2017	101	FV	244,100	0	5,350.	330,900	575,000	575,000	Year End Roll	1/3/2017
2016	101	FV	244,100	0	5,350.	301,900	546,000	546,000	Year End	1/4/2016
2015	101	FV	237,900	0	5,350.	296,100	534,000	534,000	Year End Roll	12/11/2014
2014	101	FV	237,900	0	5,350.	275,200	513,100	513,100	Year End Roll	12/16/2013
2013	101	FV	237,900	0	5,350.	261,800	499,700	499,700		12/13/2012

PRINT

Date	Time
12/11/20	01:11:40

LAST REV

Date	Time
07/08/20	09:35:29
danam	
10962	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIRCHNER WILLIA	73891-143	1	12/24/2019	Convenience	1	No	No		
	12705-687		9/26/1974		40,000	No	No		N

USER DEFINED

Prior Id # 1:	91331
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/12/2020	367	Redo Kit	52,500	O				
8/21/2003	706	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2009	Inspected	163	PATRIOT
1/14/2009	Measured	372	PATRIOT
11/18/1999	Meas/Inspect	270	PATRIOT
7/22/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5350		Sq. Ft.	Site		0	80.	1.09	9									464,401						464,400	

Total AC/HA: 0.12282 | Total SF/SM: 5350 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 464,401 | Spl Credit | Total: 464,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Poor
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25553632
Const Adj.:	0.99989998
Adj $ / SQ:	156.926
Other Features:	76000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448610
Depreciation:	139069
Depreciated Total:	309541

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

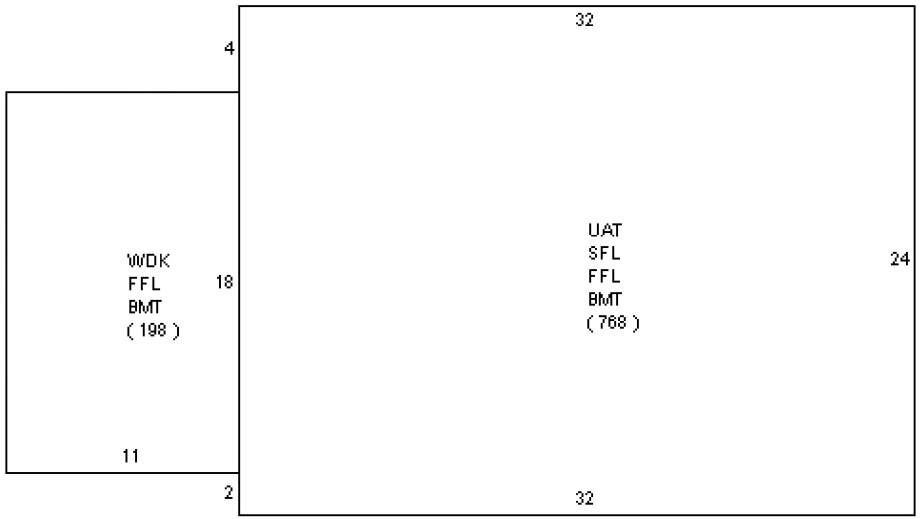
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	172.62
Special Features:	0	Val/Su Net:	100.16
Final Total:	309500	Val/Su SzAd	178.49

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	966	47.080	45,477
FFL	First Floor	966	156.930	151,591
SFL	Second Floor	768	156.930	120,519
WDK	Deck	198	11.050	2,188
UAT	Upper Attic	192	62.770	12,052

Net Sketched Area:	3,090	Total:	331,827

Size Ad	1734	Gross Are	3666	FinArea	1734

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0001-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	